

City Council
Atlanta, Georgia

07-0-1348

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-69
Date Filed: 6-11-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3601 Campbellton Road, S.W.** (aka 2875 Campbellton Road), be changed from the R-4 (Single family Residential) District to the MRC-2 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and in Land Lot 251, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

3601 Campbellton Rd
LEGAL DESCRIPTION-2875 Campbellton Road

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 251 of the 14TH District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Campbellton Road (R/W Varies), and Barge Road (50' R/W), said point being the POINT OF BEGINNING; thence continuing along said right-of-way of Barge Road line the following courses and distances: North 29 degrees 15 minutes 41 seconds West a distance of 16.59 feet to a concrete monument found; thence turning along said right of way North 05 degrees 19 minutes 35 seconds East a distance of 263.71 feet to a rebar found; thence turning away from said Right of way North 88 degrees 26 minutes 43 seconds East a distance of 218.50 feet to a rebar set; thence turning North 31 degrees 38 minutes 59 seconds West a distance of 112.70 feet to a rebar set; thence continuing North 03 degrees 29 minutes 02 seconds West a distance of 110.0 feet to a rebar set; thence turning North 84 degrees 42 minutes 44 seconds West a distance of 144.20 feet back to the Said right of way of Barge Road to a rebar found; thence turning along a Curve North 00 degrees 23 minutes 42 seconds West a chord distance of 49.90 feet (Arc=49.90', Rad=1830.0') to a rebar found along said right of way; thence turning away from right of way North 87 degrees 46 minutes 56 seconds East a distance of 143.89 feet to a open top pipe found; thence turning North 02 degrees 24 minutes 59 seconds West a distance of 139.94 feet to a rebar found; thence North 26 degrees 15 minutes 47 seconds East a distance of 113.51 feet to a open top pipe; thence North 02 degrees 18 minutes 22 seconds West a distance of 100.31 feet to an open top found; thence turning North 88 degrees 26 minutes 56 seconds West a distance of 205.69 feet back to the said Right of Way of Barge Road; thence turning North 03 degrees 38 minutes 57 seconds West a distance of 99.12 feet to a rebar found; thence turning away from Said Right of Way South 88 degrees 38 minutes 32 seconds East a distance of 207.73 feet to a open top pipe; thence turning North 01 degrees 59 minutes 09 seconds West a distance of 99.85 feet to a pipe found; thence North 33 degrees 34 minutes 21 seconds East a distance of 118.01 feet to a point; thence North 00 degrees 22 minutes 45 seconds East a distance of 131.39 feet to a rebar found along Right of Way of Dale Lane (50' R/W), thence turning along Said Right of Way South 87 degrees 27 minutes 06 seconds East a distance of 121.77 feet to a iron angle found; thence turning away from Said Right of Way South 01 degrees 48 minutes 08 seconds West a distance of 138.24 feet to a crimp top; thence South 44 degrees 54 minutes 51 seconds East a distance of 131.93 feet to a rebar found; thence South 00 degrees 15 minutes 59 seconds West a distance of 1002.06 feet to a rebar found along Said Right of Way of Campbellton Road; thence turning South 79 degrees 25 minutes 16 seconds West a distance of 68.18 feet along Campbellton Road Right of Way to a concrete monument found; thence South 03 degrees 54 minutes 15 seconds East a distance of 17.54 feet to a Monument found; thence turning South 87 degrees 02 minutes 20 seconds West a distance of 140.80 feet to a concrete monument found; thence South 00 degrees 33 minutes 06 seconds West a distance of 15.05 feet to a point; thence along a Curve South 84 degrees 47 minutes 40 seconds West a chord distance of 305.91 feet (Arc=305.93', Rad=7699.35') and the TRUE POINT OF BEGINNING.

Said tract containing 15.005 acres (653,613 sf).